



AGENDA
CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY REDEVELOPMENT AGENCY
COMMISSION CHAMBERS, CITY HALL
MONDAY, SEPTEMBER 14, 2015 5:00 PM

1. CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG OF THE UNITED STATES OF AMERICA

2. APPROVE MINUTES:

A. Regular meeting held July 13, 2015

3. RESOLUTIONS:

A. Resolutions approving the amended fiscal year 2014-15 Budget and the Fiscal Year 2015-16 Budget; appropriating certain funds to specific redevelopment projects

1. Resolution approving the Amended Fiscal Year 2014-15 Budget; appropriating certain funds to specific redevelopment projects

2. Resolutions approving the Fiscal Year 2015-16 Budget; appropriating certain funds to specific redevelopment projects

4. ROLL CALL:

5. ADJOURN

**MINUTES OF THE CARVER HEIGHTS/MONTCLAIR AREA
COMMUNITY REDEVELOPMENT AGENCY
MONDAY, JULY 13, 2015**

The Carver Heights/Montclair Area Community Redevelopment Agency held a regular meeting Monday, July 13, 2015. Chairperson Dennison called the meeting to order at 5:01 p.m. with the following members present:

Commissioner Bob Bone
Commissioner John Christian
Commissioner Abraham Conner
Commissioner Jay Hurley
Commissioner John L. Johnson
Commissioner Dan Robuck
Chairperson Elise Dennison

Others present were City Manager (CM) Al Minner, City Clerk (CC) J. Andi Purvis, City Attorney (CA) Fred Morrison, the news media, and others.

Commissioner Bone gave the invocation followed by the Pledge of Allegiance to the Flag of the United States of America.

**APPROVED MINUTES OF CARVER HEIGHTS/MONTCLAIR CRA MEETING
HELD DECEMBER 8, 2014**

Commissioner Bone moved to approve the minutes of the meeting held December 8, 2014 and Commissioner Johnson seconded the motion.

The roll call vote was:

Commissioner Robuck	Yes
Commissioner Christian	Yes
Commissioner Bone	Yes
Commissioner Johnson	Yes
Commissioner Conner	Yes
Chairperson Dennison	Yes

Six yeas, no nays, the Commission approved the minutes.

Commissioner Hurley arrived at 5:04 p.m.

**ADOPTED RESOLUTION 65 APPROVING THE FINDINGS OF NECESSITY
REPORT, EXTENSION OF TIME, EXPANSION OF BOUNDARIES, AND THE
REDEVELOPMENT PLAN**

Commissioner Robuck introduced the resolution to be read by title only. CC Purvis read the resolution by title only, as follows:

RESOLUTION OF THE CARVER HEIGHTS/MONTCLAIR AREA
COMMUNITY REDEVELOPMENT AGENCY OF LEESBURG,
FLORIDA RELATING TO COMMUNITY REDEVELOPMENT;
MAKING FINDINGS; ADOPTING AN AMENDED COMMUNITY
REDEVELOPMENT PLAN, EXPANDING THE AGENCY

**MINUTES OF THE CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY
REDEVELOPMENT AGENCY MONDAY, JULY 13, 2015**

BOUNDARIES AND TIMEFRAME FOR THE CARVER HEIGHTS
REDEVELOPMENT AREA; AUTHORIZING IMPLEMENTATION OF
THE PLAN; EXTENDING THE TIMEFRAME AND BOUNDARIES;
AND PROVIDING AN EFFECTIVE DATE.

Commissioner Christian moved to adopt the resolution and Commissioner Bone seconded the motion.

Chairperson Dennison requested comments from the Commission and the audience.

Housing and Redevelopment Manager (HRM) Ken Thomas stated this is to approve the redevelopment plan and the finding of necessity report which documents the slum and blighted conditions of the Carver Heights community. This will also extend the term for 30 years.

Commissioner Bone asked if this will include the neighborhood by the Susan Street complex and the neighborhood just past Berry Park, where there are about five or six little block houses in pretty bad shape. He also asked what is happening on Nebraska Street where some trees have been pushed over but not cleared off.

HRM Thomas stated this will pull in Birchwood, the Gymnasium, and all those areas that need attention. He stated back in 2004, 2005 the Housing department and the CRA was in the mist of purchasing single family lots to help with the city's first time home buyers program. Then the market dropped in 2009 and those properties just set there. With the first time home buyers program if there is a person who wants to build a home then those properties are available for them in order to build a single family home. The city would partner with a developer or a non-profit to build a house on that lot. Staff is also works to help find down payment assistance for those folks who need it.

Mayor Dennison asked for a quick overview of the redevelopment plan and how staff plans to bring this alive again.

HRM Thomas stated the redevelopment plan lists some strategies to address the slum and blighted conditions of the community; 1) the sidewalks, and 2) street lights. In the community he hears quite often from the residents about how they do not feel safe at night because there is not sufficient street lighting. City utility departments will go out to do a street light assessment and determine where the deficiencies are in the street lighting. Some streets do not have sidewalks so getting kids to the gymnasium in some areas is not safe and needs to be addressed.

Mayor Dennison asked more specifically, have staff is going to start generating some type of interest in those lots that right now are sitting vacant.

HRM Thomas stated they are developing a list of first time homebuyers and then the second step is to identify vacant land to partner with a non-profit developer to build a single family home for those on the list of first time home buyers. HRM Thomas stated his office works with the Lake and Orange counties Housing and Finance to obtain down

**MINUTES OF THE CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY
REDEVELOPMENT AGENCY MONDAY, JULY 13, 2015**

payment assistance for these first time home buyers and they can receive anywhere from \$7,500 to \$15,000 for down payment assistance to help purchase a new home.

Mayor Dennison stated this is an extension of the CRA for this area, and asked what has been done in the past and what updating the staff has to do.

HRM Thomas stated in the past they have helped 54 families to acquire single family homes and he thinks the down payment assistance was about \$800,000. This was not just in Carver Heights, it has been throughout Leesburg. When the federal government offered the Neighborhood Stabilization Program, Leesburg was the only city to take advantage of that money to go out and purchase foreclosed properties, rehab them with the county's help, and sold them to first time home buyers; this has continued over and over again. The city also has the Mispah Simmons apartment complex where our only purpose is to help tenants go from renters to becoming home buyers and it is working out pretty well. In the redevelopment plan it talks more about other programs the city wants to do, not only home buying but also building a neighborhood center where people can come and get resources in the community and he has also talked with a number of people about possibly doing a teen center. He has been trying to find money to do all these things in the Carver Heights community and the county has already allocated \$400,000 for the city to build a neighborhood center in Carver Heights.

Mayor Dennison asked what the success rate is of the 54 first time home owners; are they still in their homes.

HRM Thomas thinks the rate is somewhere around 95%. There was one person who did a short sale on Magnolia, but the others are still there.

Commissioner Robuck asked if staff has gone through the process of declaring the existing CRA a brownfield.

HRM Thomas stated yes, the entire Carver Heights CRA is a brownfield.

Commissioner Robuck asked if staff will go through the process to include the new extension area to ensure those are also included.

HRM Thomas stated that is a good point; staff does need to add those additional parcels.

Commissioner Christian stated there are trees that have been on the ground in the neighborhood for approximately four to five weeks now on a city owned lot and asked what the plan is for picking those trees up. He thinks the Commission may need to give staff some direction because if he lived in the neighborhood he would not want to see trees knocked down and turning brown especially seeing the CRA owns those trees. We know Carver Heights is one of our most problematic area, so if the city has 15 lots and has 15 families waiting, he thinks the direction should be to move forward getting these people in homes to stabilize the neighborhood. Partner with a non-profit to build the homes, there is \$400,000 or however much from the county for down payment assistance; just get it done. The Commission has two new Commissioners, so maybe we need to have more meetings for this kind of discussion to get on the same page and move

**MINUTES OF THE CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY
REDEVELOPMENT AGENCY MONDAY, JULY 13, 2015**

forward. The economy is turning around but he thinks to stabilize any community you have to have home owners who are going to say we are not going to allow negativity our community because we have a 30 year mortgage. He stated over behind Dabney Elementary, the city and the CDC worked with home partnership for 36 houses and they are all there except for one due to a fire, but this a perfect example of how home owners can make a neighborhood stabilized. Commissioner Christian stated he thinks the Commission needs to make sure it is directing our staff that this is the direction to go to get homeowners in homes as opposed to renters, as opposed to people who just transit to our city; give people an opportunity to be a home owner.

CM Minner stated he would like to address two points; one is procedural and the other is a direction issue. With direction, he does think this body needs to give staff some direction on where it wants to go with housing in particular. He knows on a Commission level staff promised an update on housing that has not come yet, but he wants to be loud and clear, he thinks there is a disconnect on staff with this body, the CRA board, does the City Commission want to invest in a new subdivision or not. Frankly, the consensus he has received from the Commission and this body has been geared toward demolition, removal of blight, and redevelopment of what we have, not new housing subdivisions. Staff does need direction, we need direction from this body on where does it want staff to focus. If it is construction, new subdivisions, staff needs to go out and seek the funding because the city does not have the money to do that right now; that is not to say we cannot find grant opportunities, CDBG funds or something like. With the bond monies remaining in the CRA fund, there is not the wherewithal to get that financed now; does not mean we cannot get there but staff needs direction. CM Minner stated lack of direction led to a procedural error on staff's part where we started clearing that area of trees without proper procurement. Staff did so without bringing some of this to his notice and at the end it got to the point where the contractor stopped when Finance would not pay because the procurement process was not followed. The city received complaints from the community and others and essentially a \$20,000 contract got cut without his attention. This put him in the spot to where he had to react and this is getting fixed as we speak; the contractor has been engaged to come back and get that material picked up. CM Minner stated the root of this was back to a communication on staff level to him, which led to improper procurement, which led to the contractor quitting. He stated he will take the responsibility because that is what the Commission pays him for, but he is not real happy about this because on top of the community being in that type position with blighted conditions when the city adds to that it is not a good thing. CM Minner stated he will get the procedural issues fixed on staff and we will not make this mistake again. He really thinks clear direction from this body is needed to get staff going in the right direction and appreciates the Commissions' comments.

Mayor Dennison stated on that note, she thinks a formal workshop is needed to start identifying these issues.

CM Minner stated he will get it scheduled.

Commissioner Johnson stated he noticed in the paperwork it mentions creation of an Ambassador program and asked if this will help identify problems in the neighborhood and get that information to the proper person.

**MINUTES OF THE CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY
REDEVELOPMENT AGENCY MONDAY, JULY 13, 2015**

HRM Thomas stated that is exactly what the program is geared towards; identifying issues and problems in the community and working with the appropriate departments to address those issues. For example, if it is litter in the street someone would be charged with driving around the entire community throughout the week to find the litter and debris and report it. Also they would be responsible for cutting vacant lots that have been overgrown and are in need of tender loving care. The program would also work with seniors to help get their homes painted or if needed cleaned.

Commissioner Johnson stated he grew up over by Dabney School, he is 83 plus, and has noticed there is something missing here in the neighborhoods; it is pride. Back in the day people did not have much, he was pretty well off, but most people were not, they had a place to live and kept it and the neighborhood clean. There was a sense of pride that today some of our young folks do not have. He lives on Tuskegee Street and sees kids and some grownups passing by who throw trash out on the street and sometimes he will tease them a little bit and it makes them come back, pick it up and give it to him for the trash can. But this is something that has to be developed in our communities. He has noticed our community has become quite diverse which is good; diversity is good, but it is a two way street.

The roll call vote was:

Commissioner Christian	Yes
Commissioner Bone	Yes
Commissioner Johnson	Yes
Commissioner Hurley	Yes
Commissioner Conner	Yes
Commissioner Robuck	Yes
Chairperson Dennison	Yes

Seven yeas, no nays, the Commission adopted the resolution.

ROLL CALL:

Commissioner Robuck – nothing tonight.

Commissioner Christian stated HRM Thomas talked about street lights but Olivet, Mispah, and some of those parallel streets are very dark at night and he asked if staff could ride through at night and take a look. It does make you nervous. He knows they will say it is the standard DOT 150 feet from each other but maybe we need a better lighting system because it is dark and negative things can happen.

Commissioner Bone stated by adding Birchwood into the CRA and the CRA making some sidewalk and street light improvements in the neighborhood, and along with the improvements being done at Susan Street, he thinks this will help make an entry way into that park.

Commissioner Hurley – nothing tonight.

**MINUTES OF THE CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY
REDEVELOPMENT AGENCY MONDAY, JULY 13, 2015**

Commissioner Johnson stated once again there has been some progress in the CRA. He has been out there 45 years, grew up on the other side of town, and when he moved on Tuskegee it was quiet because there were older people there and the street was not even paved at the time. This organization was instrumental in getting some street lights and stop signs installed so we need to be proud of that. He is proud the city is making this type of progress mentioned in this document and saluted the city.

Commissioner Conner stated this may not be the proper time, but he would like to see the area around Berry Park cleaned up a little bit; weeds are growing in the old pond.

Chairperson Dennison – nothing tonight.

ADJOURN:

The meeting adjourned at 5:25 p.m.

Chairperson

ATTEST:

J. Andi Purvis
Secretary / City Clerk / Recorder

CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY REDEVELOPMENT AGENCY

Item No: 3A.

Meeting Date: Al Minner, City Manager
Brandy McDaniel, Budget Manager

Subject: Resolutions Amending the Budget for Fiscal Year 2014-15 and Adopting the Budget for Fiscal Year 2015-16 for the Carver Heights/Montclair Area Community Redevelopment Agency

Staff Recommendation:

Staff recommends approval of the amended budget for fiscal year 2014-15 and the budget for fiscal year 2015-16 for the Carver Heights/ Montclair Area Community Redevelopment Agency.

Analysis:

As seen in Attachment A, Fiscal Analysis for the four year period ending August 31, 2015, there will be approximately \$314,938 available that can be carried forward and spent in fiscal year 2015-16. As shown in Attachment B, the total funding appropriation proposed for the Carver Heights/ Montclair Area CRA for fiscal year 2015-16 is \$313,969. The projects planned for the fiscal year are as follows:

- Redevelopment projects
- Continue Demolition program
- Connect residential units to underground utilities
- Housing Rehabilitation
- Entrance Improvements
- Berry Park Improvements
- Drainage Improvements

Options:

1. Approve the amended budget for fiscal year 2014-15 and the budget for fiscal year 2015-16 for the Carver Heights/ Montclair Area Community Redevelopment Agency;
2. Such other action directed by CRA

Fiscal Impact:

The budget is necessary to appropriate funds and complete the activities approved by the Community Redevelopment Agency.

Submission Date and Time: 9/9/2015 5:57 PM

Department: _____ Prepared by: _____ Attachments: Yes___ No ___ Advertised: _____ Not Required _____ Dates: _____ Attorney Review : Yes___ No ___ _____ Revised 6/10/04	Reviewed by: Dept. Head _____ Finance Dept. _____ Deputy C.M. _____ Submitted by: _____ City Manager _____	Account No. _____ Project No. _____ WF No. _____ Budget _____ Available _____
--	--	---

Carver Heights Community Redevelopment Agency
Fiscal Analysis since inception for the period ending on
Fund Balance as of August 31, 2015

Prepared by: Finance Department

	<u>Total</u>
<u>Fiscal Year 2011-2012:</u>	
Revenues from other agencies	\$ 98,105.54
Interest	3,397.84
Revenue from City (Interfund Transfers In)	78,485.94
Sale of CRA property	0.00
Debt proceeds	0.00
Expenditures	(217,282.39)
Encumbrances	
Interfund Transfers out	0.00
Housing rehab program	(35,143.45)
BRAGG Business Redevelopment	(530.00)
Debt service costs	(203,753.23)
Excess of revenues over expenditures	<u>(278,699.75)</u>
Fund Balance as of September 30, 2012	<u>\$ 1,017,571.63</u>
<u>Fiscal Year 2012-2013:</u>	
Revenues from other agencies	\$ 84,198.85
Interest	5,246.62
Revenue from City (Interfund Transfers In)	68,586.89
Sale of CRA property	94,504.49
Ship Grant funds	351.00
Debt proceeds	0.00
CDBG Federal grants	75,000.00
Expenditures	(287,284.78)
Encumbrances	
Interfund Transfers out	
Housing rehab program	(10,284.00)
BRAGG Business Redevelopment	
Debt service costs	(203,659.01)
Excess of revenues over expenditures	<u>(173,339.94)</u>
Fund Balance as of September 30, 2013	<u>\$ 844,231.69</u>
<u>Fiscal Year 2013-2014:</u>	
Revenues from other agencies	\$ 93,084.58
Interest	(3,736.40)
Revenue from City (Interfund Transfers In)	75,682.97
Sale of CRA property	213,813.23
Property rental	10.00
Ship Grant funds	0.00
Debt proceeds	0.00
CDBG Federal grants	
Expenditures	(552,276.35)
Encumbrances	
Interfund Transfers out	(490.94)
Housing rehab program	(15,483.00)
BRAGG Business Redevelopment	
Debt service costs	(203,822.44)
Excess of revenues over expenditures	<u>(393,218.35)</u>
Fund Balance as of September 30, 2014	<u>\$ 451,013.34</u>
<u>Fiscal Year 2014-2015:</u>	
Revenues from other agencies	\$ 105,704.74
Interest	2,882.62
Revenue from City (Interfund Transfers In)	75,690.75
Sale of CRA property	0.00
Property rental	0.00
Ship Grant funds	0.00
Debt proceeds	0.00
CDBG Federal grants	17,082.00
Expenditures	(127,358.03)
Encumbrances	
Interfund Transfers out	
Housing rehab program	(6,085.00)
BRAGG Business Redevelopment	
Debt service costs	(203,992.56)
Excess of revenues over expenditures	<u>(136,075.48)</u>
Fund Balance as of August 31, 2015	<u>\$ 314,937.86</u>

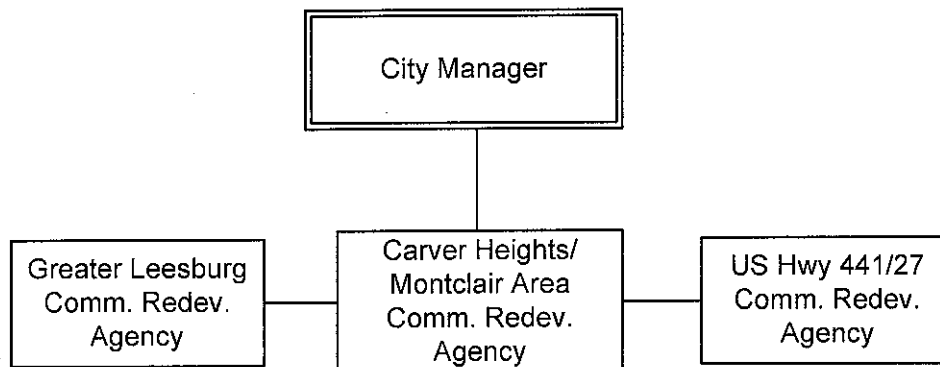
Al Minner, City Manager

The City of Leesburg created the Carver Heights/ Montclair Area Community Redevelopment Agency (CHCRA) on December 10, 2001 (Ordinance 01-61). The trust fund is effective for 15 years expiring on September 30, 2016 pursuant to Section 163.512 Florida Statutes. The trust generates the majority of its annual income from tax increment revenues. The base year was established in 2001 with an assessed taxable value of \$57,980,259. The purpose of creating the CRA was to identify and address blighted conditions and to enable the City to establish a mechanism to finance redevelopment projects through Tax Increment Financing (TIF). The boundaries of the CHCRA are generally County Road 468 to the east, the West Fork Road to the west, the Leesburg city limits to the north, and Center Street/ Montclair Road to the south.

The Carver Heights Redevelopment Plan identified the following five (5) most crucial projects:

- Develop Senior Housing
- Develop infrastructure and pedestrian support (sidewalk) facilities
- Develop a comprehensive recreation program and facilities
- Commercial and single home development
- Develop gateways into the community

The Carver Heights/ Montclair Area Community Redevelopment Agency works with assistance from the Community Development Corporation. All projects/fund disbursements must be in accordance with the Carver Heights Redevelopment Plan and approved by the CRA.

Organization Chart:
**Carver Heights/
Montclair Area
Community
Redevelopment
Agency**
Description
**Total
Department
Budget**
\$ 313,969

Carver Heights/ Montclair Area CRA Fund

Values & Goals

Values & Goals

Value: Excellence in All We Do

Goals:

- ◆ Market vacant land owned by the CRA to facilitate single family home development
- ◆ Coordinate with Lake Community Action Agency to leverage their Weatherization Program funding with the Carver Heights CRA funding for housing rehabilitation
- ◆ Improve relationships and marketing efforts to incorporate the Enterprise Zone incentives offered for small businesses in the zone
- ◆ Improve the housing conditions in the Carver Heights CRA
- ◆ Provide for more recreational amenities for residents in the area
- ◆ Pursue funding to construct a neighborhood center in the Carver Heights community

Value: Open, Accessible Government

Goals:

- ◆ Coordinate with CRA advisory boards for redevelopment projects
- ◆ Expand the Carver Heights CRA boundaries
- ◆ Hold meetings to discuss needs, concerns and issues affecting the Carver Heights Community
- ◆ Provide information to CRA community on redevelopment project/programs

Value: Fiscal Responsibility

Goals:

- ◆ Increase the Carver Heights CRA timeframe from 15 years to 30 years
- ◆ Develop partnerships for redevelopment of residential and commercial properties
- ◆ Market Carver CRA for public and private investment
- ◆ Obtain additional funding to reduce total project cost to CRA

Major Accomplishments:

- ☐ Park Pavilion completed at Berry Park, including park benches and trash receptacles.
- ☐ Conducted successful project REFRESH neighborhood cleanup in collaboration with community organizations and the National Relief Network Organization
- ☐ Assisted West Leesburg Community Development Corporation with organized neighborhood meetings
- ☐ Rehabilitation of five single family homes in partnership with Lake Community Action Agency's Weatherization Program

Performance Measures:

	<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>
Land Acquired (lots/homes/units)	15	8	8
Community Meetings	12	5	5
West Leesburg CDC Board Meetings	12	4	4
Community Cleanup projects	1	5	5
Charets (Visionary planning sessions)	1	1	1
Workshops/ Conferences	3	12	12

Revenue Sources and Appropriations

Carver Heights/ Montclair Area CRA Fund

Revenue Sources and Appropriations & Revenue Detail

	ACTUAL 2012-13	ACTUAL 2013-14	ADOPTED 2014-15	PROPOSED 2015-16
REVENUE SOURCES				
Taxes	68,587	75,683	75,615	68,223
Intergovernmental Revenue	253,703	327,572	94,152	96,281
Miscellaneous Revenues	5,246	(3,726)	0	0
Other Sources	351	0	39,572	149,465
TOTAL REVENUE SOURCES	327,887	399,529	209,339	313,969

APPROPRIATIONS				
CRA	501,227	792,747	209,339	313,969
TOTAL APPROPRIATIONS	501,227	792,747	209,339	313,969

Revenue Detail

	ACTUAL 2012-13	ACTUAL 2013-14	ADOPTED 2014-15	PROPOSED 2015-16
TAXES				
33101 Current Property Taxes	68,587	75,683	75,615	68,223
TOTAL TAXES	68,587	75,683	75,615	68,223
INTERGOVERNMENTAL REVENUES				
33156 Federal Grant - C.D.B.G.	75,000	20,674	0	0
33159 Sub Recipient	94,504	213,813	0	0
33731 Lake County/Redevelopment	84,199	93,085	94,152	96,281
TOTAL INTERGOVERNMENTAL	253,703	327,572	94,152	96,281
MISCELLANEOUS REVENUES				
36110 Interest on Investments	3,471	(508)	0	0
36130 Gain/Loss Investments	1,765	(3,228)	0	0
36210 Rental Property Income	10	10	0	0
TOTAL MISCELLANEOUS REVENUES	5,246	(3,726)	0	0
OTHER SOURCES				
38111 From Gen. Fund/ Operating Exp	351	0	0	0
38113 From NSP Housing Fund	0	0	39,572	49,465
38891 Fund Balance Appropriated	0	0	0	100,000
TOTAL OTHER SOURCES	351	0	39,572	149,465
TOTAL RESOURCES	327,887	399,529	209,339	313,969

**Carver Heights/
Montclair Area
CRA Fund**

**Appropriations
Detail**

Appropriations Detail

Account # 017-6190-559

	ACTUAL 2012-13	ACTUAL 2013-14	ADOPTED 2014-15	PROPOSED 2015-16
<u>OPERATING EXPENSES</u>				
31xx Professional Services	1,200	24,548	126	150
3410 Contract Services	412	4,713	0	0
3499 Inter Dept Contract Oblig	42,303	0	0	0
4010 Travel	172	0	750	500
4110 Communication	31	0	150	0
4210 Postage	69	29	25	50
4310 Utilities	99	544	100	2,375
4510 Insurance	3,110	2,500	2,500	2,500
4620 Repairs & Maintenance/Building	0	2,448	0	0
4631 Repairs & Maint/Internal IS Maint	160	950	0	0
4710 Printing & Binding	0	200	75	75
4810 Promotional Activities	0	0	0	500
4911 Advertising-Other Ads	696	1,452	200	0
4920 Other Current Charges	175	175	175	175
5210 Operating Supplies	334	713	200	200
5410 Publications & Memberships	245	0	195	195
5520 Training	345	0	350	350
TOTAL OPERATING EXPENSES	49,351	38,272	4,846	7,070
<u>CAPITAL OUTLAY</u>				
6110 Land Costs	85,482	10,225	0	0
6210 Buildings	14,167	470,268	0	0
6310 Improvements other than Bldgs	138,284	5,093	0	0
6410 Machinery & Equipment	0	49,093	0	0
TOTAL CAPITAL OUTLAY	237,933	534,679	0	0
<u>DEBT SERVICE</u>				
7117 2008 Rev Note Principle	167,903	175,387	183,204	293,598
7217 2008 Rev Note Interest	35,756	28,435	20,789	12,801
731x Fees	0	0	500	500
TOTAL DEBT SERVICE	203,659	203,822	204,493	306,899
<u>GRANTS AND AIDS</u>				
8213 Housing Rehab Program	10,284	15,483	0	0
TOTAL GRANTS & AIDS	10,284	15,483	0	0
<u>OTHER USES</u>				
9114 Transfer to Stormwater	0	491	0	0
9910 Reserve for Future	0	0	0	0
TOTAL OTHER USES	0	491	0	0
TOTAL APPROPRIATIONS	501,227	792,747	209,339	313,969

Appropriations Summary

	ADOPTED 2014-15	PROPOSED 2015-16	INCREASE/ (DECREASE)	PERCENTAGE
Operating Expenses	4,846	7,070	2,224	45.89%
Debt Service	204,493	306,899	102,406	50.08%
TOTALS	209,339	313,969	104,630	49.98%

Significant Budget Changes:

The increase in Debt Service is directly attributable to the final payment on the Series 2008 Revenue Note.

Carver Heights/
Montclair Area
CRA Fund

Appropriations
Summary

RESOLUTION NO. _____

RESOLUTION OF THE CARVER HEIGHTS/MONTCLAIR AREA
COMMUNITY REDEVELOPMENT AGENCY OF LEESBURG,
FLORIDA, APPROVING THE AMENDED FISCAL YEAR 2014-15
BUDGET; APPROPRIATING CERTAIN FUNDS TO SPECIFIC
REDEVELOPMENT PROJECTS; AND PROVIDING AN
EFFECTIVE DATE.

BE IT RESOLVED BY THE CARVER HEIGHTS/MONTCLAIR AREA
COMMUNITY REDEVELOPMENT AGENCY:

THAT the Amended Fiscal Year 2014-15 Budget, is hereby adopted and ratified;

THAT the following appropriations from the Redevelopment Trust Fund are made
for specific redevelopment projects to be completed within three (3) years:

- Amounts available for carryover approximating \$314,938 for improvements
to the Carver Heights/Montclair Area Community Redevelopment Agency.

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the Carver Heights/Montclair Area Community
Redevelopment Agency of Leesburg, Florida, at a regular meeting held the 14th day of
September 2015.

Chairperson

ATTEST:

Secretary/City Clerk

RESOLUTION NO. _____

RESOLUTION OF THE CARVER HEIGHTS/MONTCLAIR AREA
COMMUNITY REDEVELOPMENT AGENCY OF LEESBURG,
FLORIDA, APPROVING THE FISCAL YEAR 2015-16 BUDGET;
APPROPRIATING CERTAIN FUNDS TO SPECIFIC
REDEVELOPMENT PROJECTS; AND PROVIDING AN
EFFECTIVE DATE.

BE IT RESOLVED BY THE CARVER HEIGHTS/MONTCLAIR AREA
COMMUNITY REDEVELOPMENT AGENCY:

THAT the Fiscal Year 2015-16 Budget is hereby adopted and ratified;

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the Carver Heights/Montclair Area Community
Redevelopment Agency of Leesburg, Florida, at a regular meeting held the 14th day of
September, 2015.

Chairperson

ATTEST:

Secretary/City Clerk